| 157.0 | 0001 | 0008.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 1,618,000 / 1,618,000 |
| | | | | | USE VALUE: | 1,618,000 / 1,618,000 |
| | | | | | ASSESSED: | 1,618,000 / 1,618,000 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 291 | | HILLSIDE AVE, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | ST PAULS LUTHERAN CHURCH |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 929 CONCORD TURNPIKE |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: N |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains .887 Sq. Ft. of land mainly classified as Rectory with a Colonial Building built about 1952, having primarily Brick Veneer Exterior and 2214 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 961 | 38653.000 | 400,400 | | 1,217,600 | 1,618,000 |
| Total Card | 0.887 | 400,400 | | 1,217,600 | 1,618,000 |
| Total Parcel | 0.887 | 400,400 | | 1,217,600 | 1,618,000 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 730.80 | /Parcel: 730.80

## Legal Description

## Entered Lot Size

Total Land:

Land Unit Type:

## User Acct

104185

## GIS Ref

## GIS Ref

## Insp Date

05/03/00

!12260!

## PREVIOUS ASSESSMENT

Parcel ID: 157.0-0001-0008.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 961 | FV | 400,400 | 0 | 38,653. | 1,217,600 | 1,618,000 | | Year end | 12/23/2021 |
| 2021 | 961 | FV | 387,900 | 0 | 38,653. | 1,217,600 | 1,605,500 | | Year End Roll | 12/10/2020 |
| 2020 | 961 | FV | 387,600 | 0 | 38,653. | 1,217,600 | 1,605,200 | 1,605,200 | Year End Roll | 12/18/2019 |
| 2019 | 961 | FV | 291,500 | 0 | 38,653. | 1,217,600 | 1,509,100 | 1,509,100 | Year End Roll | 1/3/2019 |
| 2018 | 961 | FV | 291,500 | 0 | 38,653. | 1,026,200 | 1,317,700 | 1,317,700 | Year End Roll | 12/20/2017 |
| 2017 | 961 | FV | 291,500 | 0 | 38,653. | 939,300 | 1,230,800 | 1,230,800 | Year End Roll | 1/3/2017 |
| 2016 | 906 | FV | 291,500 | 0 | 38,653. | 800,100 | 1,091,600 | 1,091,600 | Year End | 1/4/2016 |
| 2015 | 906 | FV | 157,100 | 0 | 38,653. | 695,800 | 852,900 | 852,900 | Year End Roll | 12/11/2014 |

## PRINT

| Date | Time |
|---|---|
| 12/30/21 | 14:15:14 |

## LAST REV

| Date | Time |
|---|---|
| 03/11/16 | 08:57:49 |
| mmcmakin | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12260

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| | 9617-301 | | 6/18/1960 | Family | | No | No | | N |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 104185 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 4/9/2008 | 341 | Re-Roof | 7,500 | | | G9 | GR FY09 | |
| 8/12/2004 | 773 | Manual | 15,000 | | | | | repair balcony and |
| 2/12/2001 | 105 | Alterati | 6,400 | C | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 5/3/2000 | Meas/Inspect | 264 | PATRIOT |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 961 | Rectory | | 38653 | | Sq. Ft. | Site | | 0 | 70. | 0.45 | 7 | | | Med. Tr | -10 | | | | | 1,217,570 | | | | | | 1,217,600 | |

| Total AC/HA: | 0.88735 | Total SF/SM: | 38653 | Parcel LUC: | 961 | Rectory | Prime NB Desc | ARLINGTON | Total: | 1,217,570 | Spl Credit | | Total: | 1,217,600 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 8 - Brick Veneer | | |
| Sec Wall: | 1 - Wood Shingl | 25 | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1952 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 1 - Forced H/Air | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | L - Location | 5.0 | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 22.67 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.12425470 |
| Const Adj.: | 1.02239776 |
| Adj $ / SQ: | 149.427 |
| Other Features: | 75000 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 517753 |
| Depreciation: | 117375 |
| Depreciated Total: | 400379 |

## COMMENTS

PARSONAGE.

## RESIDENTIAL GRID

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | | | | | | | # Units | 1 | | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 8 | BRs: | 4 | Baths: | 2 | HB | | | | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

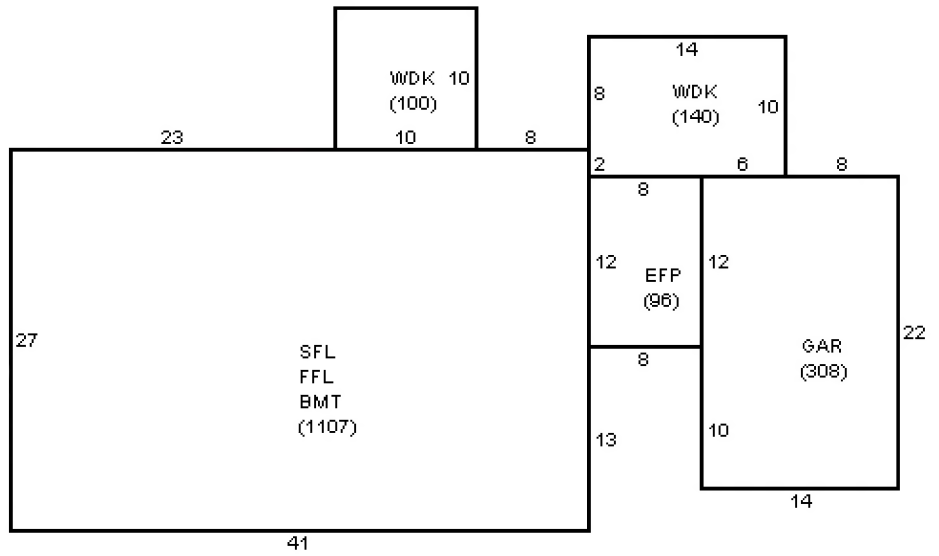
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 8 | 4 | |
| Totals | | | |
| 1 | 8 | 4 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | | Before Depr: | 164.37 |
| Special Features: | 0 | Val/Su Net: | 100.98 |
| Final Total: | 400400 | Val/Su SzAd | 180.85 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,107 | 44.830 | 49,625 |
| FFL | First Floor | 1,107 | 149.430 | 165,415 |
| SFL | Second Floor | 1,107 | 149.430 | 165,415 |
| GAR | Garage | 308 | 23.630 | 7,279 |
| WDK | Deck | 240 | 10.390 | 2,495 |
| EFP | Enclos Porch | 96 | 56.830 | 5,456 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 3,965 | | | Total: | 395,685 |
| Size Ad | 2214 | Gross Area | 3965 | FinArea | 2214 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

157.0-0001-0008.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|